

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 25, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-34462 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: UNITED STATES OF MEXICO - Request for a Site Development Plan Review FOR A PROPOSED 3,206 SQUARE-FOOT ADDITION TO AN EXISTING 9,979 SQUARE-FOOT BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN SETBACK REQUIREMENTS on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-410-204 and 205), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Protest/Support Postcards
8. Submitted after Meeting – Support Postcard and Recordation Notices of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-MICHAEL E. BUCKLEY, RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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DOUG RANKIN, Planning and Development, summarized the applicant's intent, which involved replacing the 3,129-foot addition to the northeast corner of the existing building and closing an existing 77 square-foot stairwell at the southeast corner of the building. In addition, there will be a 26-space parking lot with landscaping south of the existing building. The proposal meets all of the Downtown Centennial Plan Downtown South District requirements, with the exception of a minor waiver. The placement of the proposed addition would maximize the existing site layout and parking. In addition, the applicant has provided covered parking stalls adjacent to 6th Street and a portion of Hoover Avenue, which mimics the architecture of the existing building. Staff recommended approval.

JEFF WAGNER, Architect, 155 Water Street, Henderson, appeared on behalf of the applicant and stated they have outgrown the existing building and concurred with the conditions.

COMMISSIONER ELLSWORTH pointed out that the property has weeds and looks horrible. He requested the area be cleaned immediately prior to construction and consistently maintain so the appearance will be pedestrian friendly. MR. WAGNER concurred and assured the Commissioner that after construction, this property will be maintained, just like the office on 4th Street.

COMMISSIONER EVANS knew of the firm's outstanding reputation but agreed with COMMISSIONER ELLSWORTH that the property needed to be cleaned immediately.

MR. WAGNER informed COMMISSIONER GOYNES that there is plenty of room to accommodate clients. In addition, there is a covered plaza east and south of the building to handle any overflow.

CHAIR TROWBRIDGE declared the Public Hearing closed.